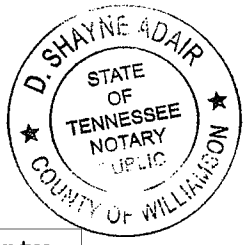
Prepared by:
D. Shayne Adair, Attorney
807 Bradford Ave.
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Affiant



Subscribed and sworn to before me this 2 day of January 2026.

Notary Public
My commission expires: 6/14/2026

Karen Johnson Davidson County
Batch# 1371211 DEEDQC
01/20/2026 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260120-0004519

Address of New Owner:	Send Tax Bills to:	Tax Information:
The ZJB Living Trust		
212 Vessona Circle	New Owner	044-14-0E-017.00-CO
Folsom, CA 95630		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Julie Ann Zulanas, unmarried**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all her right, title and interest unto, **Julie Ann Zulanas, Trustee of The ZJB Living Trust, dated May 23, 2024**, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Hadley Village Owner' s Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit " B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and 20201016-0120556 with Scrivener' s Affidavit of record at instrument No. 20200320-0030626, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Ann Zulanas, unmarried woman by Warranty Deed from Trillium Investment Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211007-0134797 Register's Office for Davidson County, Tennessee, dated September 23, 2021, and recorded October 7, 2021.

This is improved property known as 632 Hadley Village Blvd. Old Hickory, Tennessee 37138.

This Conveyance is made subject to any and all applicable restrictions, easements, conditions, etc. of record in the Registers office for Davidson County, Tennessee.

Witness my/our hands this 2ND day of January 2026.

Julie Zulanas

Julie Zulanas

STATE OF CALIFORNIA
COUNTY OF Sacramento

Before me, a notary public for the state and county mentioned, personally appeared Stephen **Brown, with** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Folsom, California, this 2 day of January 2026.

NICK EICHENLAUB
Notary Public - California
Sacramento County
Commission # 2490106
My Comm. Expires May 14, 2028

Notary Public

My Commission Expires: 05/14/2028

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/2/2026. (date of document).

Affiant Signature

1/16/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

